



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Board of Adjustment Meeting**  
**Wednesday, January 5, 2022 – 5:30 P.M.**

In accordance with order of the Office of the Governor issued March 16, 2020, where he temporary suspended certain provisions of the Texas Open Meetings Act, take notice that a regular meeting scheduled **at 5:30 p.m.** on **Wednesday, January 5, 2022** will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”), to slow the spread of the Coronavirus (COVID-19), to consider and act upon any lawful subjects which may come before it. **Per Governor’s Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

**INSTRUCTIONS FOR TELECONFERENCE: The public dial-in number to participate in the telephonic meeting is +1 346-248-7799 and enter meeting ID 893 9488 9735**

**Case No. 2352 – 302 Alta**

Application of Luis Velez, owner, requesting the following variance(s) in order to install a new generator and build a fence at the property located at 302 Alta, zoned SF-A:

1. The proposed generator is in front of the main structure instead of to the side or rear as required per Section 3-18 and
2. The proposed 3.3ft high fence within the minimum required portion of a front yard setback exceeds the maximum 3ft allowed per Section 3-81(7) of the City’s Zoning Code.

Plans may be viewed online\* ([www.alamoheightstx.gov/departments/planning-and-development-services/public-notices](http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices)) and at the Community Development Services Department located at 6116 Broadway St. You may also contact Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)), or our office at (210) 826-0516 for additional information regarding this case. Please note floor plans will not be available online.

November 16, 2021

Regarding: Covering the Generator at 302 Alta Avenue

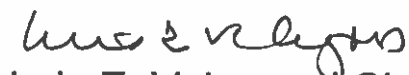
To Whom it may concern:

We plan to build a small fence around the generator around 40 inches tall. We will then plant fast-growing foliage to cover the fence. We will ensure that the concrete slab is not visible. Lastly, we will plant fast-growing privacy shrubs that will completely shield the generator from sight when viewed from the street and our neighbor's house (Merritt Swenson at 312 Alta Avenue). The ground around the slab already has Asian Jasmine as ground cover.

A professional landscaper is will help us with this project in order to make the generator blend with the surrounding landscape. Our goal is to ensure that the generator will not be seen from the street.

Thank you for your time and consideration.

Sincerely,



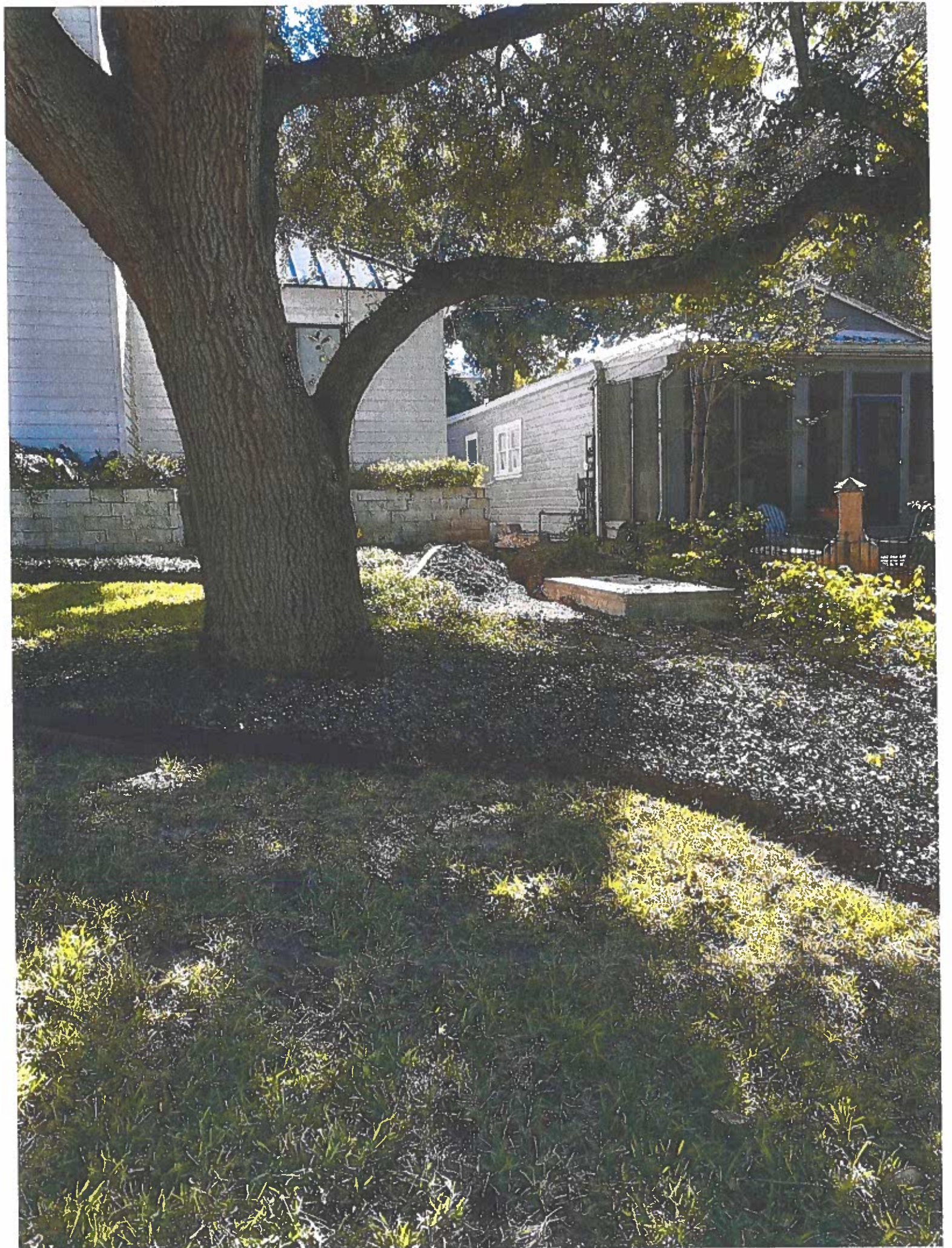
Luis E. Velez and Christine L. Gear

302 Alta Avenue

San Antonio, Texas

78209

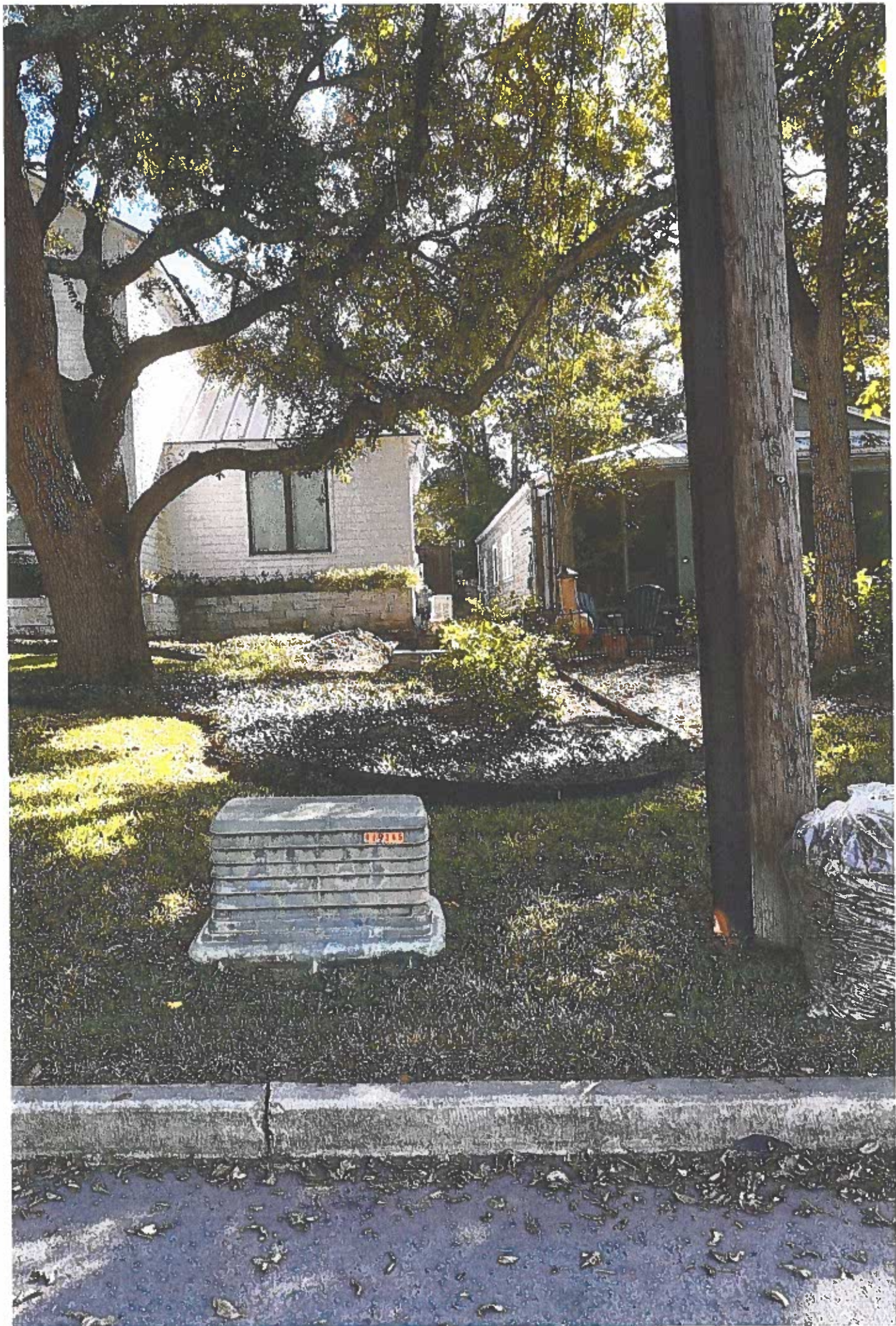




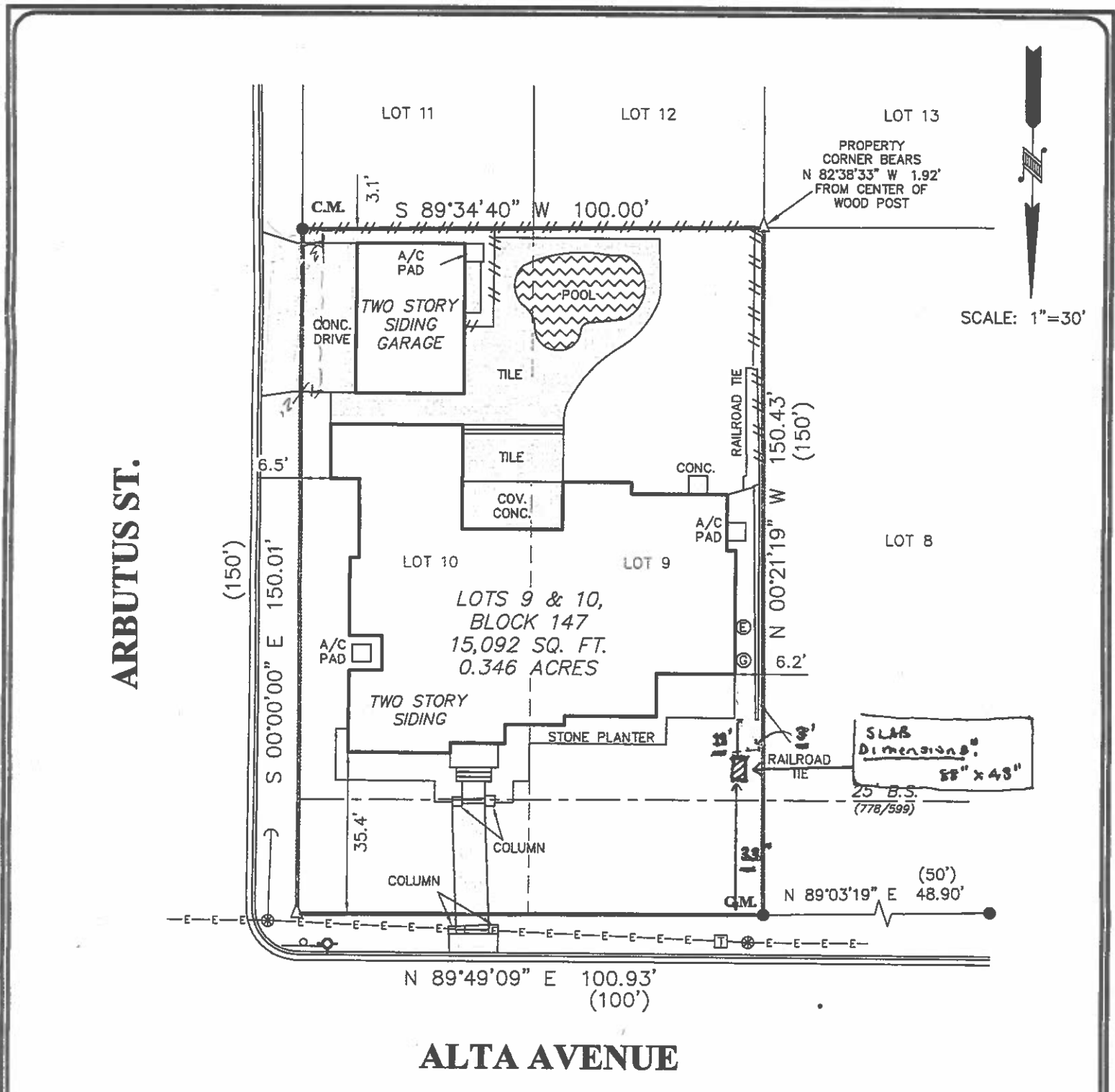












**LEGEND**

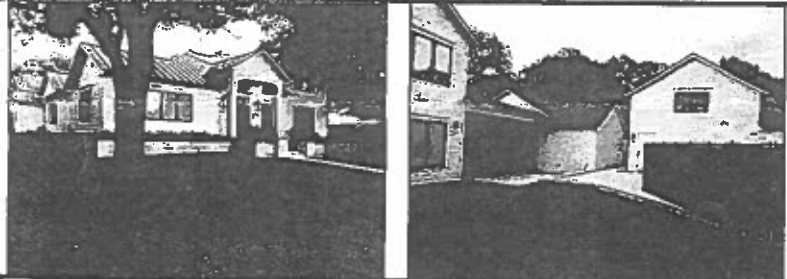
— SIGN

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 105, PAGE 176 AND VOLUME 105, PAGE 290, DEED AND PLAT RECORDS; VOLUME 476, PAGE 385, VOLUME 778, PAGE 599 AND VOLUME 912, PAGE 510, DEED RECORDS, BEXAR COUNTY, TEXAS.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

NOTE:  
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



**Property Address:**

302 ALTA AVENUE

**Property Description:**

LOTS 9 AND 10, BLOCK 147, ALAMO HEIGHTS, CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGES 290-296, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**Owner:**

LUIS VELEZ AND CHRISTINE GEAR

FIRM REGISTRATION NO.  
10111700

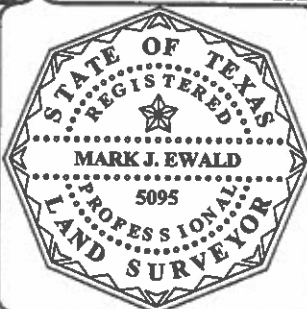
**Westar**  
**Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1036 HELOTES, TEXAS 78023-1036  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
  - = FND 1/2" IRON ROD
  - ( ) = RECORD INFORMATION
  - B.S. = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - ⊙ = POWER POLE
  - ⊕ = FIRE HYDRANT
  - ⊗ = WOOD FENCE
  - ⊘ = ELECTRIC METER
  - ⊙ = TELEPHONE BOX
  - ⊕ = OVERHEAD ELECTRIC
  - ⊗ = GAS METER
  - ⊘ = GUY WIRE

DRAWN BY: AMS/JW



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

G.F. NO. 1-172547

JOB NO. 76614

TITLE COMPANY: PRESIDIO TITLE

DATE: 05/23/2017